

1 BILL NO. R-85-11-56

2 DECLARATORY RESOLUTION NO. R-142-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 8, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 the West 40 feet of Lot #482 of
12 Hanna Addition to the City of
13 Fort Wayne, County of Allen,
State of Indiana;

14 said property more commonly known as Southeast corner of Wayne
15 and Harrison Streets, Fort Wayne, Indiana 46802;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

Page Two

partment of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

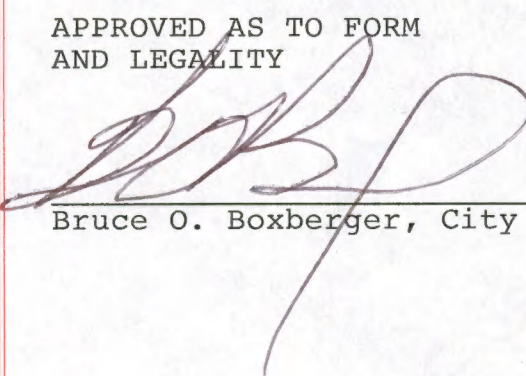
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.T.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (APPROPRIATION) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. R-142-85 on the 26th day of November, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 21st day of November, 1985, at the hour of 1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of December, 1985, at the hour of 3:30 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Northhill Development Corporation
2. Owner(s) Thomas J. Eckrich
3. Address of Owner(s) 609 E. Cook Road
Fort Wayne, Indiana 46825
4. Telephone Number of Owner(s): (219) 489-2000
5. Relationship of Applicant to Owner(s) if any President of
Northhill Develop. Corp.
6. Address of Applicant 609 E. Cook Rd.
Fort Wayne, Indiana 46825
7. Telephone number of Applicant: (219) 489-2000
8. Address of Property Seeking Designation Southeast corner of
Wayne & Harrison Streets, Fort Wayne, Indiana 46802
9. Legal Description of Property Proposed for Designation
(may be attached) the West 40 feet of Lot #482 of Hanna
Addition to the city of Fort Wayne, County of Allen, State of
Indiana.
10. Township Wayne
11. Taxing District Fort Wayne/City

12. Current Zoning B3B-Business
13. Variance Granted (if any) n/a
14. Current Use of Property
- a. How is property presently used? building is vacant at present. Most recent use was retail department store.
- b. What Structure(s) (if any) are on the property?
Four-story brick building of approximately 29,000 square feet.
- b. What is the condition of this structure/these structure Fair
15. Current Assessed Value of Real Estate
- a. Land \$20,000.00
- b. Improvements \$56,300.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$6,193.40
17. Description of Proposed Improvements to the Real Estate
Complete renovation of exterior and interior, including mechanical, plumbing, heating & cooling, windows and complete tenant finish.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
February 1, 1986
- b. When is completion expected? September 1, 1986
19. Cost of Project (not including land costs) \$2,000,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 5

b. What is the nature of those jobs? clerical & managerial

c. Anticipated time frame for reaching employment level stated above?

One Year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Local market rents for downtown office space are at level which prevent development or rehabilitation of office space that provides a market rate of return on investment under normal operating conditions. It is necessary because of those market conditions to be assisted with extraordinary help, such as real estate tax abatement, lower than market interest rates, etc. in order to provide a market rate of return on investment.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

This project will be able to provide competitive priced Class A

downtown office space of which there is a very small current supply. It will convert an unsightly empty building into a viable, useful structure once again and will further the cause of downtown redevelopment in the Fort Wayne core area.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

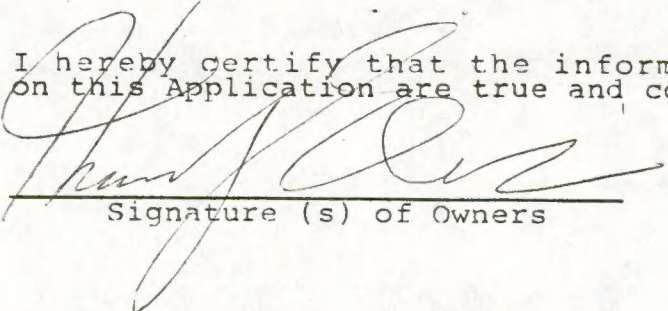
Yes _____

No X _____

26. Financing on Project

What is the status of financing connected with this project? Industrial development bonds have been requested from the city of Fort Wayne and appear to have an excellent chance of becoming granted. Upon granting of an inducement resolution for such bonds, a purchaser for the bonds will be sought, which we feel is not a major hurdle at this point.

I hereby certify that the information and representation
on this Application are true and complete.



Signature (s) of Owners

11/8/85

Date

Information Below to be filled in by Department of Economic
Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied? Date:

Allocation Area:

Admn. Appr. _____

DIGEST SHEET

Q-85-11-56

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Northhill Development Corp.; Southeast corner of Wayne and Harrison Streets, Fort Wayne, Indiana)

EFFECT OF PASSAGE This project will be able to provide competitive priced Class A downtown office space of which there is a very small current supply. It will convert an unsightly empty building into a viable, useful structure once again and will further the cause of downtown redevelopment in the Fort Wayne core area.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$2,000,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-11-56

REPORT OF THE COMMITTEE ON FINANCE

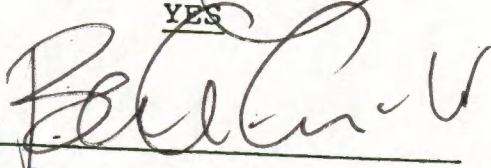
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1

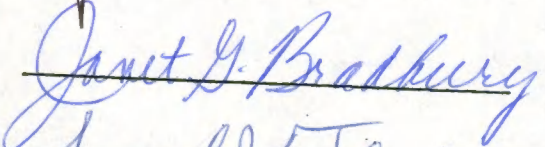
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES


NO



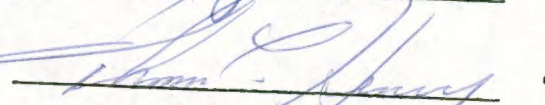
BEN A. EISBART
CHAIRMAN



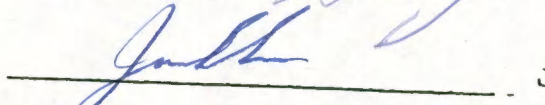
JANET G. BRADBURY
VICE CHAIRWOMAN



SAMUEL J. TALARICO



THOMAS C. HENRY



JAMES S. STIER

CONCURRED IN 11-26-85

SANDRA E. KENNEDY
CITY CLERK